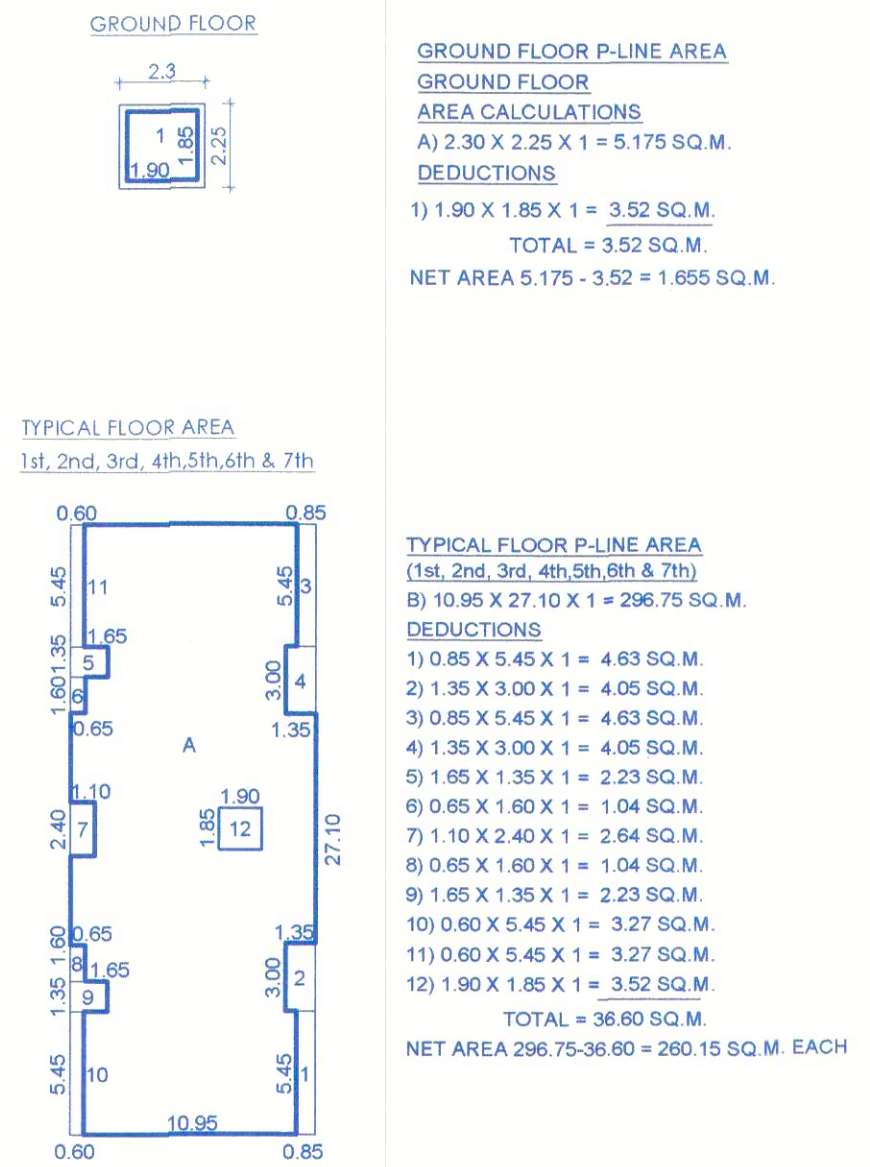


P-LINE AREA CALCULATION AND DIAGRAM



FORM OF STATEMENT 2

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line
[1]	[2]	[3]
	Ground	1.655
	1st	260.15
	2nd	260.15
	3rd	260.15
	4th	260.15
	5th	260.15
	6th	260.15
	7th	260.15
TOTAL		1822.705

FORM OF STATEMENT 3

Building No.	Floor No.	Apartment No.	Carpet Area of apartment (In Sq. M)	Area of Balcony attached to Apartment (In Sq. M)	Area of Double height terraces attached to Flat (In Sq. M)
[1]	[2]	[3]	[4]	[5]	[6]
1st to 7th		101,102,201,202, 301,302,401,402, 501,502,601,602, 701,702	105.71 (Each) x 14 (nos) = 1479.94	10.47(Each) x 14(nos) = 146.58	
TOTAL	Residential area)		1479.94	146.58	

PARKING AREA STATEMENT

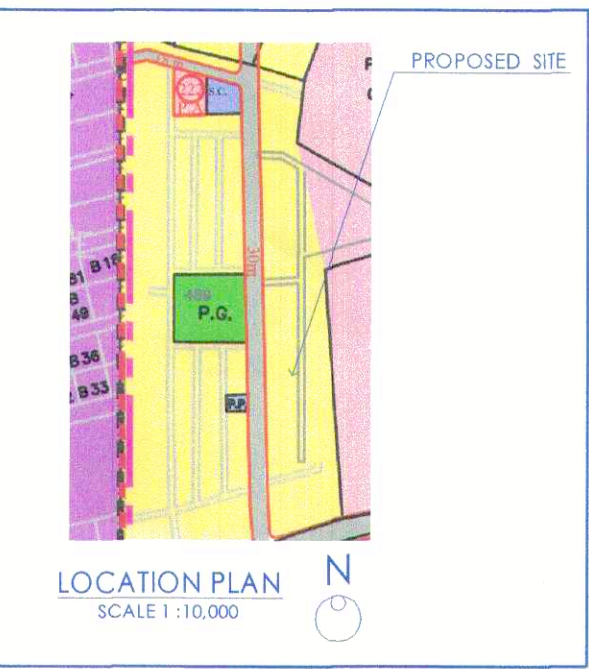
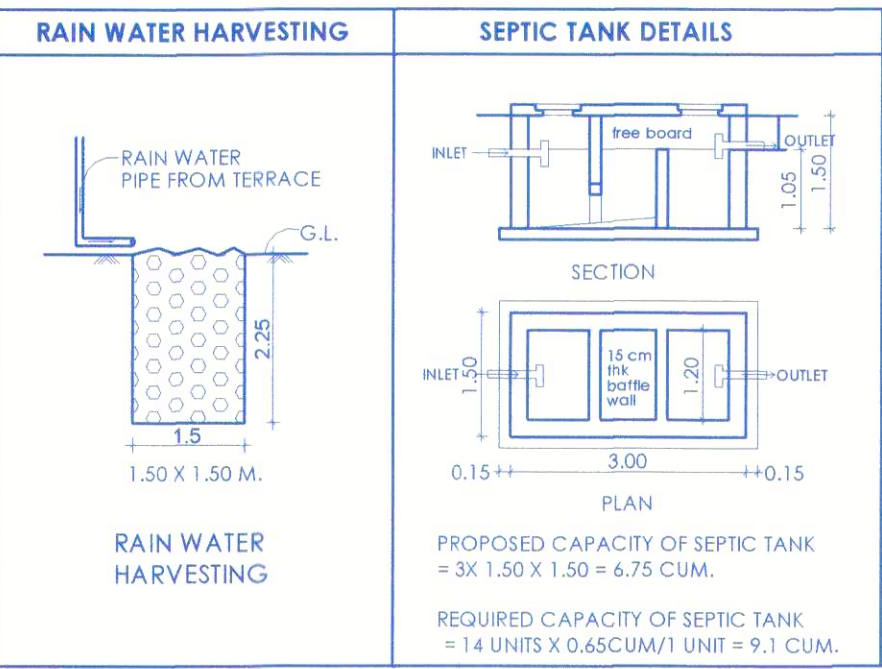
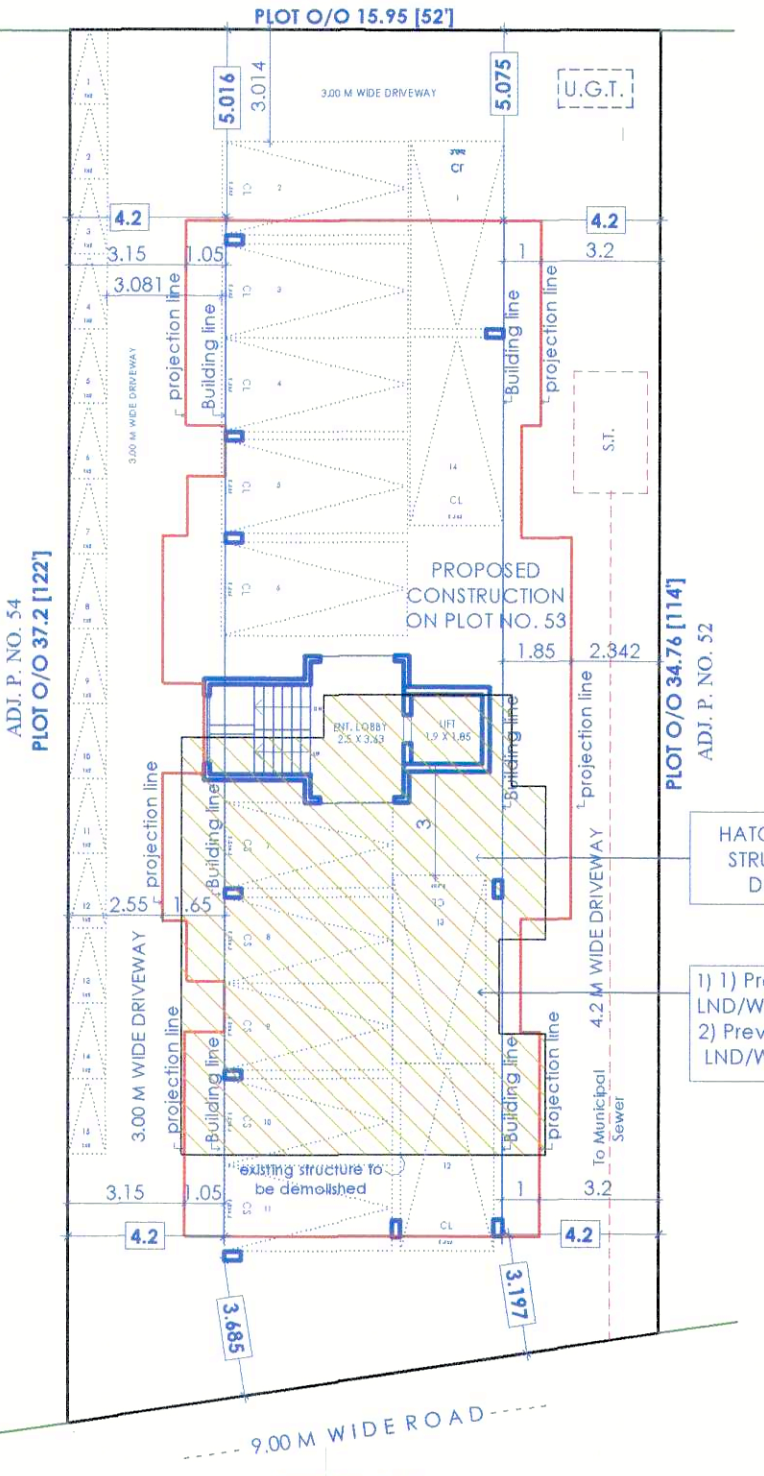
Tenament Size / Area	Tenament No.	REQUIRED Cars	REQUIRED Scooter	PROVIDED Cars	PROVIDED Scooter
For Residential	80 - 150	14	14	14	14
5% Visitor For Resl.	-	-	0.7	-	-
Sub Total		14	14.7	14	14
Factor	0.9	13.23	14	14	15
TOTAL		13	14	14	15

Area as per typology

Typology	P-line Area	Ancillary
Residential (60%)	1822.705	683.514
TDR (570.28 x 0.4)	228.112	226.75
Total	1822.705	683.514

FSI CALCULATION CHART

Plot Area As per site (Minimum area 570.28)	Permissible Area	Proposed Area
Basic (570.28 x 1.1)	627.308	627.308
Ancillary FSI Residential (60%) P-line Area x 0.6/1.6	683.514	683.514
Premium (570.28 x 0.5)	285.14	285.14
TDR (570.28 x 0.4)	228.112	226.75
Total	1824.074	1822.712



SCHEDULE OF OPENINGS

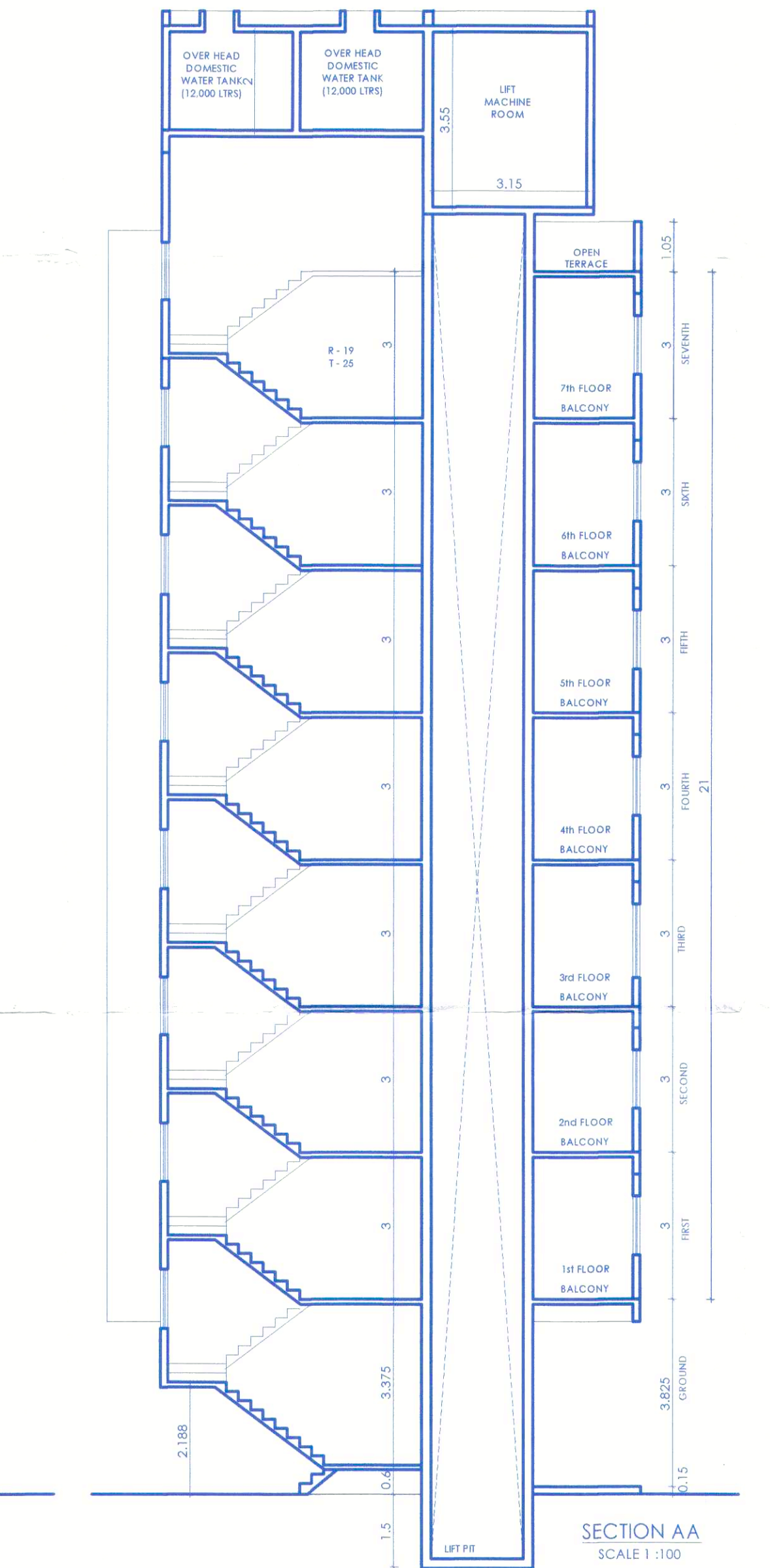
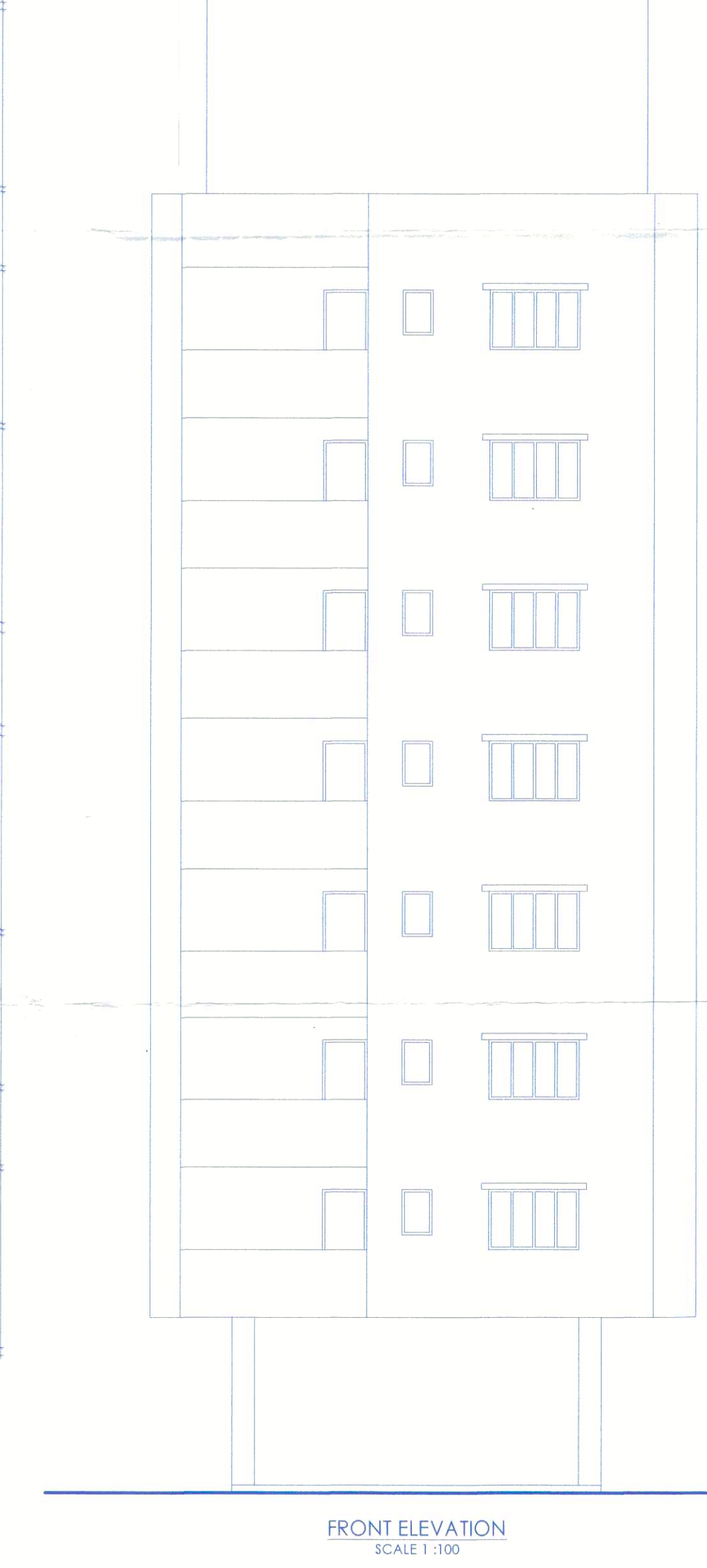
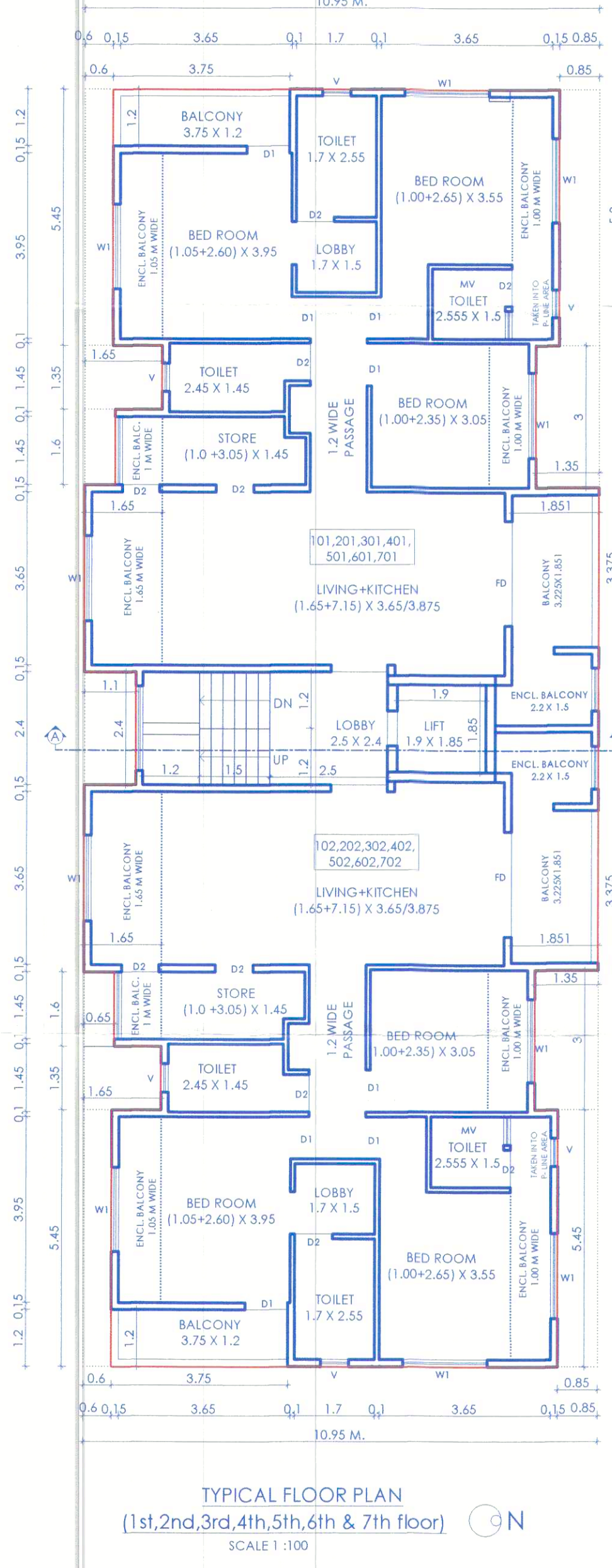
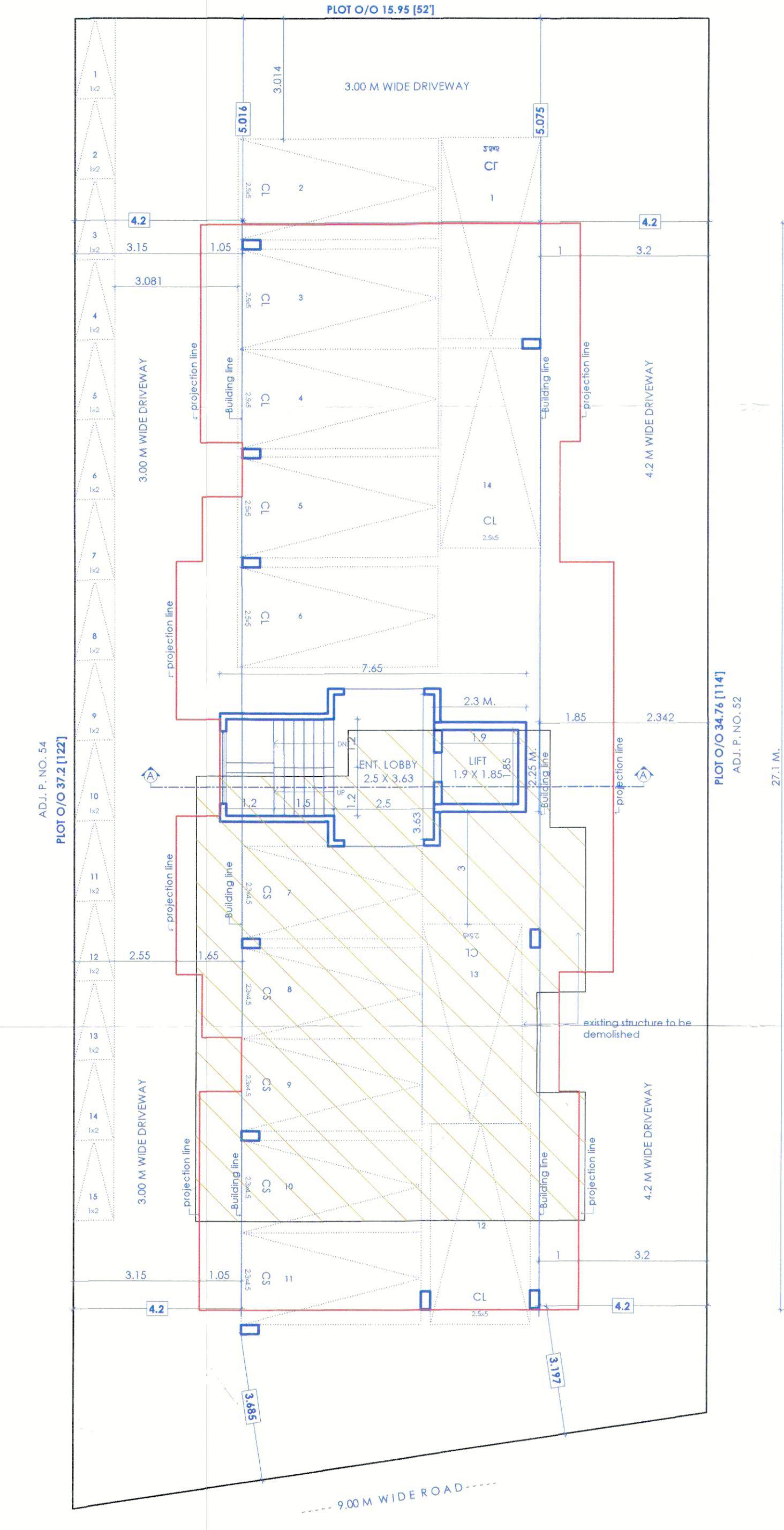
TYPE	SIZE	DESCRIPTION
D	1.00 X 2.30	FLUSH DOOR
D1	0.90 X 2.30	FLUSH DOOR
D2	0.75 X 2.30	FLUSH DOOR
FD	2.30 X 2.30	FOLDING DOOR
W	2.00 X 1.20	ALUMINIUM GLASS WINDOW
W1	1.80 X 1.20	ALUMINIUM GLASS WINDOW
W2	0.90 X 1.20	ALUMINIUM GLASS WINDOW
V	0.60 X 0.75	ALUMINIUM GLASS WINDOW
RS	2.4 X 2.3	ROLLING SHUTTER

NOTES:

- 1) PLOT BOUNDARY SHOWN IN THICK BLACK.
- 2) PERMISSIBLE BUILDING LINE - THICK BLACK DOTTED.
- 3) PROPOSED WORK IN RED.
- 4) DRAINAGE LINE SHOWN IN RED DOTTED.
- 5) WATER SUPPLY LINE SHOWN IN BLACK DOTTED.
- 6) EXISTING STREET.
- 7) FUTURE STREET.
- 8) DEVIATION.

WATER CONSUMPTION STATEMENT

135 Ltrs/person/day x 1 Unit (5 no person) / 1 Unit	675 Ltrs.
For 14 Units - 675 X 14	9450 Ltrs.
Provided Under ground water tank	9000 Ltrs.
Provided overhead water tank	12000 Ltrs.



Profoma- I: Area Statement

PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 53, S. NO. 728/1 TO 10/138 TO 25A /144, F.P.NO 489 AT NASHIK SHIWAR, NASHIK.
 FOR NISHAM DEVELOPERS BHAGIDARI FIRM THROUGH BHAGIDAR MR. SHANTANU RAVINDRA DESHPANDE MR. MAYUR VASANT DESHMUKH (KAPATE) MR. SHASHANK RAVINDRA DESHPANDE MR. NITIN NIVRUTTI SONAVANE

APPROVED

The Plans amended in accordance with the conditions mentioned in the accompanying commencement Certificate No. A/113/P dated 16/11/2024.

(Signature)
 Executive Engineer
 TOWN PLANNING
 Nashik Municipal Corporation
 Nashik

Stamps of Approval of Plans:

Reference :
 1) Previously B.P. Approved No. LND/WS/BP/361 Dt. 7-12-83
 2) Previously Occupancy No. LND/WS/1377 Dt. 6-10-87

AREA STATEMENT.

Reference	Sqmt.
1. AREA OF THE PLOT (Minimum area of a.b.c to be considered)	570.28
a. As per ownership document (7/12,CTS extract)	602.00
b. As per measurement sheet	570.28
c. As per site	584.45
2. DEDUCTIONS FOR	
a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening (As per 7/12)	0
b) Any D.P./ Reservation area	0
TOTAL (a+b)	0
3. BALANCE AREA OF THE PLOT (Gross Plot area) (1-2)	570.28
4. Amenity Space (if applicable)	-----
a) Required	-----
b) Adjustment of 2(b), if any.	-----
c) Balance Proposed-	-----
5. Net Plot Area (3-4(c))	570.28
6. Recreational Open Space (if applicable)	-----
a) Required	-----
b) Proposed	-----
7. Internal road area	-----
8. Platable area (if applicable)	-----
9. Built up area with reference to Basic F.S.I as per front road width	-----
a) Basic F.S.I as per front road width [Sr. No. 5 x basic FSI] (570.28 x 1.1)	627.308
b) Road widening Area	0.00
[Total (a+b)]	627.308
10. Addition of F.S.I on payment of premium	-----
(a) Maximum permissible premium FSI- based on road width/ TOD Zone [Sr. No. 5 x premium FSI] (570.28 x 0.5)	285.14
(b) Proposed FSI on payment of premium	285.14
11. In-situ FSI/ TDR loading [Sr. No. 5 x TDR FSI] (570.28 x 0.4)	228.112
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	-----
(b) In-situ area against Amenity Space (if handed over) [2.00 or 1.85 x Sr. No. 4(b) and/or (c)]	-----
(c) Proposed TDR Area	-----
(d) Total in-situ/TDR loading proposed [(11)+(b)+(c)]	226.75
12. Additional FSI area under Chapter No. 7	-----
(a) [9+10(b)+11(d)] or 12 whichever is applicable [627.308+285.14+226.75]	1139.198
(b) Ancillary Area FSI upto 60% or 80% with payment of charges (80%) [Sr. No. 13(a) x (0.6)resil. / (0.8)comm.] 1822.705 x 0.6/1.6 = 683.514 SQMT	683.514
(c) Total (a+b)	1822.712
14. Maximum utilization limit of F.S.I (building potential) Permissible as per road width (as per regulation no. 6/16-2/6-3/6-4 as applicable) x 1.6 or 1.8	1822.712
[Per 570.28 x 2.55] + (80% of 1.6) or 1.8 as applicable = 1824.894	-----
15. Total Built-up Area in proposal (excluding area of Sr. No. 17b)	-----
a) Existing Built-up Area	-----
b) Proposed Built-up Area (as per P-Line)	1822.705
c) Total (a+b)	1822.705
16. F.S.I Consumed [15/13] (should not be more than sr.no.14 above	0.99
17. Area for Inclusive Housing, if any	-----
a) Required (20% of sr.no.5)	-----
b) Proposed	-----

CERTIFICATE OF AREA:
 Certified that the plot under reference was surveyed by me on 20-JAN-2024 & dimensions of all sides etc. of the plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/12 schemes Records/ Land Records, department/ City Survey Records.

(Signature)
 A.K. Shitij B. Dhande
 CA/99/24861 Valid upto 31-12-2030

OWNER'S DECLARATION :

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal corporation, I/We would execute the work under supervision of project Technical person so as to ensure the quality & safety of the work site.

MR. SHANTANU RAVINDRA DESHPANDE (NISHAM DEVELOPERS BHAGIDAR)
 MR. MAYUR VASANT DESHMUKH (KAPATE) (NISHAM DEVELOPERS BHAGIDAR)

(Signatures)

MR. SHASHANK RAVINDRA DESHPANDE (NISHAM DEVELOPERS BHAGIDAR)
 MR. NITIN NIVRUTTI SONAVANE (NISHAM DEVELOPERS BHAGIDAR)

(Signatures)

ARCHITECT: AR. KSHITIJ .B. DHANDE
 STRUCTURAL ENGINEER: ER. SHAILESH DHUMNE

Ar. Kshitij .B. Dhande ARCHITECT & INTERIOR DESIGNER
 Architect Council Registration no. CA/99/24861 Valid upto 31-12-2030
 PLOT NO. 16, ADARSH CO-OP HOUSING SOCIETY, NEAR GAJANAN MAHARAJ MANDIR, BEHIND MAHLA BANK, INDIRA NAGAR, NASHIK- 422 209. PHONE : (0253) 2320610. CELL : 94 222 54263

DRG. NO. - VINOD